

**ORDINANCE NO. 06-11**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINGTON, KING COUNTY, WASHINGTON, AMENDING CMC 18.110.080 ESTABLISHING THE COMMUNITY DEVELOPMENT DIRECTOR AS THE DECISION AUTHORITY FOR GRANTING TIME EXTENSIONS TO COMMERCIAL SITE DEVELOPMENT PERMIT APPLICATIONS AND AMENDING LENGTH OF EXTENSION. (AMENDING ORDINANCE NO. 42-02).**

WHEREAS, Section 18.110.080 of the Covington Municipal Code (CMC) currently provides that the city council may approve extensions to commercial site development permits; and

WHEREAS, commercial site development permit extensions are currently for one year and may be applied for up to two times; and

WHEREAS, the city recognizes the substantial time and cost involved in processing such requests for time extensions to commercial site development permits; and

WHEREAS, the Community Development Director has direct knowledge of the need and validity of requests for time extensions to such commercial site development permits; and

WHEREAS, the CMC provides specific criteria for granting appropriate time extensions for commercial site development permits; and

WHEREAS, the general public health, safety and welfare will still be appropriately served by processing time extensions to commercial site development permits administratively by the Community Development Director in accordance with specific code criteria;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COVINGTON, KING COUNTY, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Sub-section (4) of CMC 18.110.080 shall be amended as indicated below:

18.110.080 Limitation of Permit Approval.

(4) The ~~City Council~~ Director may approve ~~up to two one-year extensions~~ one two-year extension of the above stated limits if the applicant can show good faith progress, a justifiable basis for delay not occasioned by the applicants own action or failure to act, and that the extension is reasonably necessary to complete the project. Requests for extension must be submitted in writing to the Director at least ~~10~~ 14 days prior to the permit expiration date. Said request shall explain in detail the circumstances surrounding the request.

Section 2. Severability. If any provision of this ordinance, or ordinance modified by it, is determined to be invalid or unenforceable for any reason, the remaining provision of this ordinance and ordinances and/or resolutions modified by it shall remain in force and effect.

Section 3. Effective Date. This ordinance shall be in full force and effect five (5) days after proper posting and publication, or on the date specified below, whichever is later. A summary of this ordinance may be published in lieu of publishing the ordinance in its entirety.

PASSED by the City Council of the City of Covington this 26<sup>th</sup> day of April, 2011.

  
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Mayor Margaret Harto

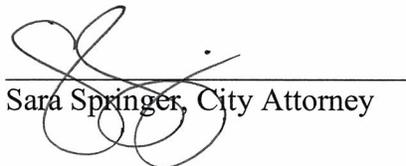
PUBLISHED: April 29, 2011

EFFECTIVE: May 4, 2011

ATTESTED:

  
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Sharon Scott, City Clerk

APPROVED AS TO FORM:

  
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Sara Springer, City Attorney